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## Alexander Lane, Hutton

Located within a modern development this apartment offers a bright and airy living space with a contemporary high gloss kitchen including integrated appliances, wood effect flooring and underfloor heating. The two bedrooms are both spacious with the principal bedroom benefitting from an en-suite shower room. The development is situated in an ideal location, just minutes from Shenfield mainline station, offering direct links to London Liverpool Street and the City. There is also easy access to Brentwood town centre, local supermarkets and the A12 motorway. This property is offered unfurnished and available mid-late March 2026. EPC B.

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£2,100.00 pcm

Council Tax Band D



### Entrance

Access via secure communal entry door and lift or stair access to second floor. Further communal corridor to private entrance door.

### Entrance Hall

Wall mounted video entry phone. Wood effect flooring. Built in cupboard.

### Lounge/Diner 17' 9" x 14' 9" (5.41m x 4.49m)

Wood effect flooring. Double glazed sash window's to front and side with fitted plantation shutters. Open-plan access to;

### Kitchen area 10' 7" x 8' 4" (3.22m x 2.54m)

Range of gloss fronted units and quartz work surfaces. Integrated appliances including, dishwasher, fridge/freezer, oven, induction hob, extractor fan and washer/dryer. Double glazed sash window with plantation shutter to side.

### Bedroom 1 12' 1" x 10' 1" (3.68m x 3.07m)

Wood effect flooring. Double glazed sash window to side with fitted plantation shutter. Door to;

### En-suite

Three piece suite including shower cubicle. Heated towel rail. Tiled walls and floor. Extractor fan. Obscure double glazed sash window to front.

### Bedroom 2 9' 11" x 8' 7" (3.02m x 2.61m)

Wood effect flooring. Double glazed sash window to side with fitted plantation shutter.

### Bathroom

Three piece suite including panelled bath. Tiled walls and floor. Heated towel rail. Extractor fan.

### Exterior

Shared driveway and remotely operated security gates to side of block gives access to rear parking area. Allocated parking for one car. Communal garden area. Communal bin store.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.